

THE

# Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242  
(765) 423-9154 [FAX]  
[www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc)

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

April 18, 2013  
Ref. No.: 13-112

West Lafayette Common Council  
609 West Navajo  
West Lafayette, IN 47906

## CERTIFICATION

RE: **Z-2526--MORRIS RENTALS, LLC (Morris Rentals PD)  
(R3W to PDRS):**

Petitioner is requesting PDRS zoning on approximately 0.304 acres for a 3-story, 14-unit/28-bedroom residential apartment building partially situated over the project's 28-space parking lot. The property is located at 202 and 208 W. Fowler Avenue in the New Chauncey Neighborhood on the northwest corner of Fowler and Chauncey, West Lafayette, Wabash 19 (NE) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on April 17, 2013 the Area Plan Commission of Tippecanoe County voted 12 yes - 0 no on the motion to rezone the subject real estate from R3W to PDRS, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator;
6. A dumpster enclosure is to be included. The final design of the dumpster enclosure is subject to the approval of the Administrative Officer and shall be included in the Final Detailed Plan submission.

Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its May 6, 2013 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

A handwritten signature in cursive script, reading "Sallie Dell Fahey".

Sallie Dell Fahey  
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Susan Morris  
Joseph Bumbleburg  
Dave Buck, West Lafayette City Engineer  
Arkor  
Vectren  
Verizon  
Duke Energy  
Comcast  
Frontier  
Indiana American Water Company